

LTR.19017.01.PMC

24<sup>th</sup> January 2019

Tony Plant  
6 Main Street  
Bolton By Bowland  
Clitheroe  
BB7 4NW

Dear Tony,

**RE: 19017 – 6 Main Street, Bolton By Bowland**

PWA attended site on Friday 21<sup>st</sup> December 2018 to assess the condition of the roof structure at 6 Main Street, Bolton by Bowland.

The day was overcast with recent light rain.

On initial inspection several leaks were noted with visible gaps at some slate and ridge locations evident.

The roof to the street facing (front) elevation of the property appears to have had structural repair work in the past with new purlins and rafters replaced together with some localised repair work to the party wall (to No.8) .

There was clear evidence of woodworm infestation in the main truss and purlins, though this is not considered to be widespread at the time of writing, it is highly recommended that a specialist timber survey is undertaken to determine the extent of damage.

The roof covering appears to be nailed rather than hung with single torching applied to enhance the weathertightness of the roof. Much of the torching has fallen and so the protection this once offered is no longer present resulting in water ingress.

The ridge sags between the chimney and supporting truss consequently the ridge tiles sit awkwardly with joints opening allowing water to penetrate the roof as was seen during our site inspection.

Numerous slates, particularly to the rear elevation are seen to have slipped, without roof repairs water ingress will continue and degradation of the historic elements of the roof structure will suffer further damage.

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It is proposed that the roof structure is to be stripped and re-laid with a suitable membrane introduced to ensure continued weather protection to the property and crucially protection to the roof structure. During this process roof members will be accessible, so specialist treatments can be applied to affected roof timbers with a structural inspection undertaken to determine if any replacement timbers are required.

If you have any further enquiries, please do not hesitate to contact us.

Yours sincerely,



Paul McDonald  
Engineering Manager  
For and on behalf of Paul Waite Associates Ltd



FS 560604



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